

## 5th Annual Regional Housing Summit: Housing Outside the Box - seeking New Solutions

- The Regional Housing Summit attracted over 200 attendees who gave it high marks for addressing the goal of seeking new solutions to our region's housing crunch.
- The audience included elected officials, local planners and program administrators, the building industry and other regional stakeholders.
- Lucy Dunn, Director of State HCD reviewed the Schwarzenegger administration's "Taking Care of our Own" approach to setting housing element planning goals, while John Landis, Ph.D. previewed the new on-line California Parcel Locator, which is designed to identify the State's most suitable sites for infill development.
- SCAG released its updated housing market performance report, and previewed its new Compass 2% Strategy initiative and suite of tools for local government.
- In addition, a panel of elected officials reviewed legislative initiatives, especially work by the League of Cities and BIA task force on housing law reform, that can help the region address its housing production and affordability challenges.
- Summit leaders emphasized the need to "think outside of the box" and implement cost-effective, sustainable strategies such as mixed-use development in urban areas and controlled development in open areas.
- Free registration and complimentary food and beverages were made possible through the financial support from the City of Monrovia Redevelopment Agency, Wells Fargo Mortgage, City of Pasadena and the Building Industry Association of Southern California.

## **Summit Evaluation (less than 10% return)**

**1. Please rate the overall quality of the Regional Housing Summit (circle):**

Very Good 6      Good 10

**2. Please rate how well the conference met its stated goals/intent? (circle):**

Very Good 9      Good 7

**3. Please rate the quality of the Housing Summit materials/ packet (circle):**

Very Good 7      Good 7      Fair 2

**4. Was the time/length of the Housing Summit adequate?**

Yes: 13      No: 3 (if no, please provide suggestions)

- too long,
- issues restated too many times;
- first speakers ran over/late start;
- provide speakers/presenters with more time;

**5. Was the information presented at the Housing Summit useful and transferable to your organization or jurisdiction?**

Yes: 16 (if yes, please provide example)

- how development works;
- will share with others;
- student research
- good material/subject matter to bring to additional audiences to get more solutions
- infill strategies.

No: 0

**Were their opportunities for networking and interaction with colleagues?**

Yes: 8

No: 8 (not enough time)

**What topic(s) did you value the most?**

- Housing Law, Solutions;
- Affordability Strategies Panel;
- Randall Lewis
- Bill Fulton panel
- Lucy Dunn;
- Where do we Build? panel
- The reform of housing planning law and California Building Rules;
- Infill, redevelopment; affordability strategies; parcel locator
- Benefits of rezoning,

- Areas to find equitable housing solutions;
- Developer constraints, point of view of elected officials
- 2% strategy
- Report from Sacramento.

**In what ways could the Housing Summit be improved?**

- Moderators should shorten comments; provide handouts of all presentation slides; shorten the summit & panels
- More time to network;
- More industry perspective
- Too many statistics introduced to be absorbed.
- Consider having student speakers – different perspective with similar knowledge

**What topic(s) would you have liked covered that were not?**

- Solutions that have worked or that are currently working;
- Environmental impacts;
- Manufactured housing/mobile homes,
- Futures & regulatory issues & conversions to private ownership,
- Sample of PR education program;
- More of an intro to affordable housing;

**Please identify any New Solutions that may not have been identified during the program, and any other comments, feedback or requests:**

- CC & SCAG Staff were great!
- Too much feedback on mikes
- Program was too long and did not stay on schedule

**New Solutions: Identified in no particular order from Speakers and the Feedback Session**

- Affordable housing needs: more money, easier access to land, and increased public comfort with higher density
- More certainty and production through by right housing in commercial zones
- Provide training and technical assistance to Multifamily Condo Associations, especially in low income areas – a key consideration in expanding home ownership opportunities through multifamily construction for young minority households
- Provide an incentive for affordable housing through increased FAR approach
- Calculate parking need based on size of unit – 500 to 750 sq. ft. = 1 car, e.g. best fit for non- traditional households
- Provide for guest parking needs in specific planning process, i.e. like what is done for downtown retail
- Review per unit fees as they are regressive on smaller homes

- Lower cost construction defect insurance is needed
- Public Awareness/Education– public campaigns may change attitudes: Nimby brigade, more mixed use to protect SFU areas, etc.
- Affordable Housing through density bonuses, revitalize commercial areas with housing, inclusionary programs and local trust funds – addresses the “Money” and “land” problem
- Link need for new housing with need for new schools: create a mixed use development initiative to combine charter (quality)schools and housing on the same site/ neighborhoods
- Urge existing owners in transitional areas, particularly seniors, to package and sell their property to one developer who can up-zone without leaving anyone behind to deal with more traffic, etc.
- Maintenance Liens and more code enforcement – provide a foreclosure and forced sale risk to owners who let properties decay rather than put it on the market because holding costs are so minimal
- Property Tax Reform – split tax roles will protect homeowners and create increased taxation for retail, commercial, office, etc. This can mean more resources for housing and other community needs, while also providing an incentive to put under performing commercial properties on the market for adaptive re-use or recycling
- Promote 2<sup>nd</sup> Units and mobile homes

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**FOR IMMEDIATE RELEASE**

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## **“OUTSIDE OF THE BOX” STRATEGIES TO OVERCOME THE HOUSING CRISIS DISCUSSED AT SCAG HOUSING SUMMIT**

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### **State, Local Leaders Present Strategies To Improve Housing Affordability and Availability**

**LOS ANGELES** – With median home prices nearing \$500,000 and household annual incomes remaining around \$55,000, residents are being forced to devote increasing portions of their income to housing. Southern California’s population growth continues to far outpace construction, placing additional pressures on the housing market and resulting in higher costs and increased congestion. More than 250 policymakers and housing leaders from across the region convened at the Southern California Association of Governments’ (SCAG) 5<sup>th</sup> Annual Housing Summit in an effort to devise new approaches to address the growing housing crisis. Summit leaders emphasized the need to “think outside of the box” and implement cost-effective, sustainable strategies such as mixed-use development in urban areas and controlled development in open areas.

Rialto City Councilmember Deborah Robertson, Chair of SCAG’s Community, Economic and Human Development Committee, and Executive Director Mark Pisano discussed how *Southern California Compass*, SCAG’s growth visioning initiative, provides a blueprint to accommodate housing and population growth over the next 30 years by employing relatively small changes in land use planning decisions to reap tremendous results in housing availability and affordability.

“We need to strategically develop housing where it is needed the most; near jobs, along mixed-use corridors, in downtown and suburban centers and at transit stops and stations,” said Robertson, Chair of SCAG’s Community, Economic and Human Development Committee. “By

focusing more development in these housing opportunity areas, we can reduce commutes and protect environmentally sensitive places in 98% of the region.”

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Lucetta Dunn, Director of the State Department of Housing and Community Development, discussed the Governor’s efforts to streamline environmental review requirements and create real financial incentives for local governments to zone for housing. Dunn underscored the importance of forging more effective partnerships between the state and local governments. Dunn stated, “We can either work together to plan for the growth and implement those plans, or growth will continue to plan us, as it has for the last 30 years.”

John Landis, professor at the University of California at Berkeley, discussed the impact of in-fill development as a critical strategy, asserting that about four million housing units could potentially be developed by maximizing vacant and underutilized parcels in urban areas.

Another key strategy identified at today’s summit was the development of various incentives to make it more feasible for local governments to zone for residential development at a pace that keeps up with growth. A major factor behind the dramatic rise in housing prices is an inability to zone and build enough homes to keep up with current and future demands.

Summit participants identified a number of legislative and land use strategies to address the regional housing crunch, including:

- *Increase coordination of housing development with transportation, water resource management, and other local planning efforts.*
- *Identify additional state funding for infrastructure and local government general plan development.*
- *Reformulate municipal finance and revenue sources to ensure that local governments have the resources necessary to develop adequate housing stock.*
- *Focus residential development in areas near major transit centers or corridors.*
- *Support greater mixed-use and in-fill development, particularly in urban areas.*
- *Reduce zoning restrictions that can add to housing costs.*

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